

# FIRST CLASS OFFICE SPACE FOR LEASE

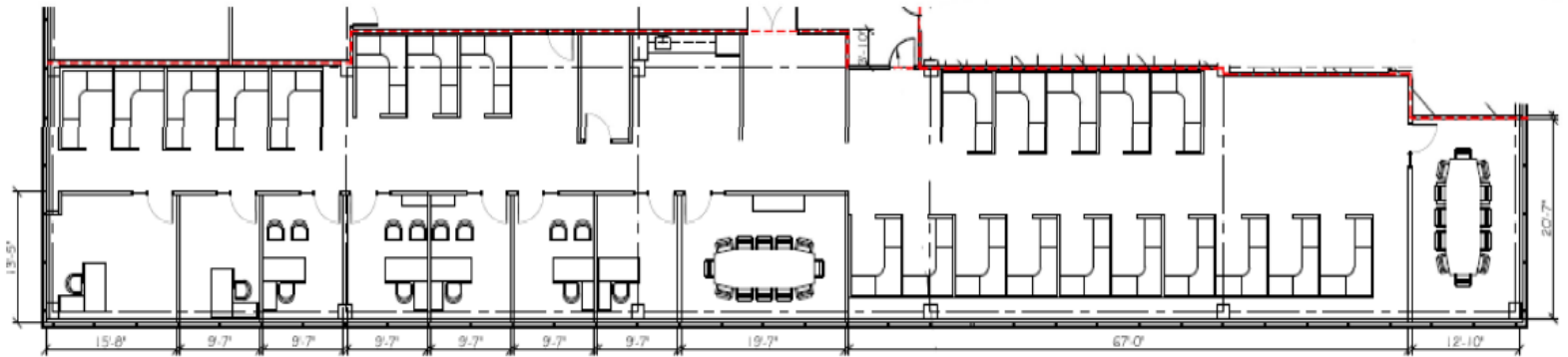
5301 Shawnee Road  
Alexandria, Virginia



- 5,600 SF available-*divisible 2,000 SF and greater*
- Modern build-out with recent upgrades
- Direct view of streams and park that offers walking trails
- Covered garage parking
- Balcony with outdoor seating
- Competitive rent
- Granite atrium, lobby, & bathrooms



- Prominent well-landscaped 2.45-acre site
- Responsive Ownership & Property Management provided by Cafferty Commercial Real Estate Services
- Blue reflective windows provide cost savings
- Immediate access to I-395, I-495 & I-95
- Loading dock with leveler



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